2.2 **Authorised Use**

The Authorised Use is set out below.

Private Lot No.:	Unit No.	Authorised Use
A3008009	#03-07/08/09	R&D of software and robotics

2.3 **Approvals**

You must obtain all necessary approvals required for your business operations at the Premises and keep them in force throughout the Tenancy.

2.4 **Tenancy Period, Possession and related conditions**

The key particulars of the Tenancy are set out below. You must commence business by the Operations Commencement Date.

Tenancy Term: ("**Term**")	3 years
Commencement Date (Start date of the Term)	03 November 2019
Possession Date (Date the Premises will be handed to you)	Any time within 2 months before the Commencement Date.
Rent-Free Period:	From Possession Date to Commencement Date
Operations Commencement Date:	On Commencement Date.

2.5 **Rent**

The Rent payable by you is set out below:

(a) **Rent**:		
Private Lot No. A3008009	#03-07/08/09	$16.43 per square metre per month of the Area
(b) **Annual rental increase**:	Nil. Rent is the same throughout the Term.	
The Rent should be paid in advance without demand or deduction on the first day of each month of the Term. The first payment is to be made upon acceptance of this Offer.		

2.6 **Service Charge**

The Service Charge payable is set below.

Service Charge:		
Private Lot No. A3008009	#03-07/08/09	$3.57 per square metre per month of the Area
You must pay the Service Charge in advance without demand or deduction on the first day of each month of the Term. We are entitled, at any time and from time to time, to increase the Service Charge.		

JTC Corporation
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

Hotline 1800 568 7000
Main Line (65) 6560 0056
Facsimile (65) 6565 5301

Our Ref: JTC(L) MLM-CMA-0044939
Case Number : 344021

Date : 13 August 2019

GAUSSIAN ROBOTICS PTE. LTD.
1 BUKIT BATOK CRESCENT
#06-49 WCEGA PLAZA
SINGAPORE 658064

Attention: Mr Aloysius Chong

Dear Sirs

OFFER FOR TENANCY OF JTC SPACE

1 **GENERAL**

1.1 Thank you for your interest in renting a JTC Space from us.

1.2 This letter, together with the attached Special Terms and Standard Terms, comprises our offer to rent the Premises to you ("**Offer**"). You are advised to review these documents before accepting the Offer.

1.3 Upon your acceptance in accordance with paragraph 3 below, your signed Letter of Acceptance will constitute a binding tenancy contract between us ("**Tenancy**").

2 **OFFER**

2.1 **Premises**

We offer to rent the following Premises to you on an "as is" basis. You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.

(a)	**Private Lot No.:**	**Unit No.:**	**Estimated Area ("Area"):** (square metres)	**Maximum Floor Loading:** (kiloNewtons per square metre)
	A3008009	#03-07	90.7000	15.0000
	A3008009	#03-08	90.7000	15.0000
	A3008009	#03-09	93.5000	15.0000
(b)	**Address and Postal Code:**		71 AYER RAJAH CRESCENT #03-07/08/09 SINGAPORE 139951	
(c)	**Plan of Premises:**		As attached	

2.7 **Security Deposit**

(a) It is a condition of acceptance for our tenants to be on the GIRO payment scheme. Under the scheme, the Security Deposit payable by you (which must be maintained throughout the Term) is set out below.

Private Lot No(s):	Unit No(s):	Security Deposit:
A3008009	#03-07/08/09	$5,498.00 equivalent to 1 month's Rent and 1 month's Service Charge

(b) Please note that if your GIRO arrangement is not effected or discontinued for any reason, the Security Deposit will be increased as set out in the Standard Terms.

2.8 **Reinstatement Deposit**

You must seek our consent if you wish to carry out any addition or alteration works at the Premises. A reinstatement deposit will be required for our consent which will be on such terms and conditions as we may impose.

2.9 **Mode of Payment**

Your first payment must be by non-cash mode (e.g. cheque, cashier's order) or by electronic payment through JTC's Customer Service Portal (CSP) available at http://www.jtc.gov.sg. Subsequent monthly payments of Rent, Service Charge, Usage Charge (if any) and GST must be paid by interbank GIRO to our designated bank account. The Rent, Service Charge and Usage Charge (if any) exclude GST. GST is payable by you.

2.10 **Fitting Out**

You may, as a licensee (on the same terms and conditions in the Tenancy), commence fitting out works ("**Fitting Out Works**") after the Possession Date. You must obtain our, and the Authorities', prior written consent before commencing any Fitting Out Works, and carry out and complete the Fitting Out Works in accordance with our requirements. The Commencement Date remains unchanged even if the Fitting Out Works are completed after the Commencement Date.

2.11 **Early Termination by Written Notice**

(a) If you wish to terminate the Tenancy before expiry, please submit a written request for our consent indicating the reasons and proposed date of termination (which must be at least 3 months after the date of such request or paying us 3 months' rent-in-lieu) for our consideration. When providing our consent, we may impose certain terms and conditions.

(b) We may also terminate the Tenancy by giving you not less than 3 months' prior written notice or paying you 3 months' rent-in-lieu. The termination of the Tenancy preserves our rights and remedies against you for any prior breach.

2.12 **Green Building Obligations**

The Premises are located within a building which has been issued (or is to be issued) with the "Green Mark Gold Plus (for existing buildings)" Certification by the Building and Construction Authority. You must comply with the clause titled "Green Building Obligations" in the Special Terms.

2.13 **No Representations**

No terms or representations or otherwise, whether express or implied, shall form part of the Tenancy other than what is contained in our Offer.

2.14 **Guidelines**

The guidelines that are applicable to you are attached. These guidelines are subject to change from time to time.

3 **TO ACCEPT**

3.1 To accept this Offer, please let us have all the following items by **03 September 2019** ("**Offer Expiry Date**"):

(a) duly signed original Letter of Acceptance (format attached);

(b) payment of all the sums set out in the attached Payment Table;

(c) duly completed GIRO authorisation form (available at our Customer Service Portal).

3.2 There will be no Tenancy between us if we do not receive all the above items by the Offer Expiry Date. In this event, all payments (except for the application deposit which will be retained by us) will be refunded to you (without interest).

Yours faithfully

Clara Woon Chian Chi
Asst Manager
Start-Up Dept
InfoComm Media & Start-Up Cluster
DID : 68833766
FAX : 65655301
E-MAIL : Clara_WOON@jtc.gov.sg
Encl

ATTACHMENTS
The following enclosures *marked* ✓ are attached with this letter:

☒ **Payment Table**

☒ **Format of Letter of Acceptance**

☐ **Format of Banker's Guarantee for Security Deposit and/or Reinstatement Deposit**

☒ **Special Terms and Conditions**:

☒ LaunchPad @ one-north Block 71

The following enclosure marked ✓ is attached with the Special Terms and Conditions:
☒ **Specific Reinstatement Works**

☒ **Standard Terms and Conditions**

Plan of the Premises

Other Materials and Resources
☒ GIRO Form
☒ E-Statement for all new JTC contracts
☒ Schedule of Statutory Controls for Flatted, Ramp-up and Stack-up Factory Customers
☒ Tenant Fit Out Guide
☒ Guidelines for Reinstatement Work LaunchPad @ one-north Blk 71

PAYMENT TABLE

OFFER FOR TENANCY OF JTC SPACE KNOWN AS:

Private Lot No.	**Unit No.:**
A3008009	#03-07/08/09
at 71 AYER RAJAH CRESCENT SINGAPORE 139951	

(the "Premises")

Private Lot No.	**Unit No.:**		**Amount**	**GST at prevailing rate**
A3008009	#03-07/08/09	Rent for one month	$4,516.61	$316.16
		Service Charge for one month	$981.39	$68.70
		Security Deposit	$5,498.00	
		Stamp fee payable on Letter of Acceptance (which we will stamp on your behalf)	$791.00	
Net Total Payable (inclusive of GST at prevailing rate)			**$12,171.86**	

GAUSSIAN ROBOTICS PTE LTD
1 Bukit Batok Crescent
WCEGA Plaza #06-49
Singapore 658064
Tel: +65 69096936
UEN: 201713859N

LETTER OF ACCEPTANCE

15 August 2019

Jurong Town Corporation
Start-Up Dept
InfoComm Media & Start-Up Cluster
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

Attention: Clara Woon Chian Chi

Dear Sirs,

ACCEPTANCE OF OFFER FOR TENANCY OF JTC SPACE KNOWN AS:

Private Lot No.	**Unit No.:**
A3008009	#03-07/08/09
at 71 AYER RAJAH CRESCENT SINGAPORE 139951	

(the "Premises")

1. We refer to your letter of offer dated **13 August 2019**, the Special Terms and Standard Terms referred to therein, (collectively, the "**Offer**") for the tenancy of the Premises and hereby confirm our acceptance of all the terms and conditions of the Offer.

2. We forward the following as confirmation of our acceptance:

   (a) a cheque/cashier's order for **$12,171.86** issued to **JTC CORPORATION**, being the total amount as indicated in the Payment Table.

   (b) duly completed GIRO authorisation form.

3. We understand and agree that we will only be able to access, print and download our Statement of Accounts (SA) through JTC's Customer Service Portal (CSP). We will refer to your Customer Service Portal guidelines available at http://www.jtc.gov.sg for more information.

4. This acceptance together with the Offer constitutes a binding Tenancy Agreement between us.

Yours faithfully,
For and on behalf of Gaussian Robotics Pte Ltd

Signature of authorised signatory
Name of authorized signatory: Aloysius Chong.
Designation: Director.

in the presence of:

Name of witness: WONG LEE HONG
NRIC No.: S2569201B